

**ALBERT G. FREEMAN AND WIFE,
JOYCE FREEMAN,**

GRANTORS

TO

WARRANTY DEED

**MADDUX ENTERPRISES, LLC,
A MISSISSIPPI LIMITED LIABILITY
COMPANY,**

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, ALBERT G. FREEMAN AND WIFE, JOYCE FREEMAN, do hereby sell, convey and warrant unto MADDUX ENTERPRISES, LLC, a Mississippi Limited Liability Company, the land lying and being situated in Hernando, DeSoto County, Mississippi, more particularly described as follows, to-wit:

STATE MS.-DESOTO CO. SS

JUL 15 11 34 AM '04 SS

Lot 2, Thousand Oaks Business Center, Revision I of Lot 1, Thousand Oaks Business Center, in Section 17, Township 3 South, Range 7 West, Hernando, DeSoto County, Mississippi, more particularly described on plat recorded in Plat Book 88, Page 9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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CH. CLK.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Hernando DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said Subdivision.

Possession is to be given upon delivery of the deed.

Taxes for 2004 are assessed on 4.84 acres of land and all improvements located thereon. It is estimated that the portion of the 2004 taxes attributed to the hereinabove

described property will be approximately \$8,000.00 for the year. Taxes for the year 2004 are to be prorated as of the date of this deed with the Grantee paying its prorated share of 2004 taxes to the Grantors at such time as it can be determined the amount of the assessment will be on the property conveyed by this deed. Grantors shall be responsible for payment of the 2004 taxes when due.

WITNESS our signatures this the 1st day of July, 2004.

Albert G. Freeman
ALBERT G. FREEMAN

Joyce Freeman
JOYCE FREEMAN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named ALBERT G. FREEMAN AND WIFE, JOYCE FREEMAN, who acknowledged that they signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein stated.

1st GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the
day of July, 2004.

Elise B. Amos
Notary Public

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 29, 2008
BONDED THRU STEGALL NOTARY SERVICE



Address of Grantor: 7571 Hwy. 305, Coldwater, MS 38618
Residence Phone: 662-233-4696
Business Phone: N/A

Address of Grantee: 2264 McIngvale Road, Hernando, MS 38632
Residence Phone: N/A
Business Phone: 662-449-1226

Prepared by: JAMES W. AMOS, ATTORNEY AT LAW, MSB #1559
2430 CAFFEY ST., HERNANDO, MS 38632
PHONE: 662-429-7873